



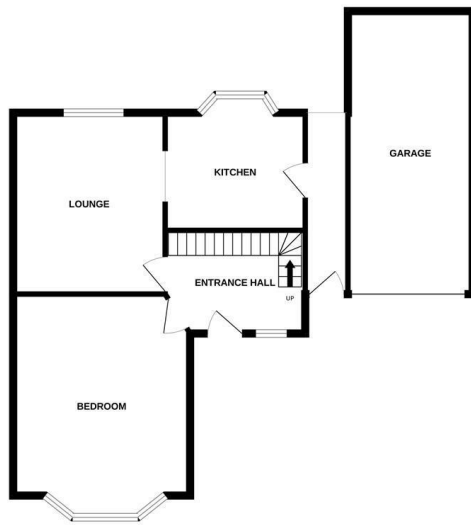
55 Guardian Road | | Norwich | NR5 8PQ

Asking Price £260,000

****EXCELLENT INVESTMENT OPPORTUNITY WITH THE CURRENT TENANTS STAYING UNTIL JULY 2026**** Gilson Bailey are delighted to offer this **FOUR BEDROOM, SEMI DETACHED HOUSE** situated to the west of Norwich close by to the University. Accommodation comprising entrance hall, bedroom, lounge and kitchen to the ground floor. On the first floor there are three more bedrooms and a bathroom off landing with one bedroom having an en-suite. Outside there is a **FRONT DRIVEWAY** providing off road parking for 3 cars that leads to a **GARAGE** and to the rear there is an enclosed garden. The house benefits from double glazing, gas heating and is **OFFERED WITH NO ONWARD CHAIN**. The property is offered fully furnished, currently achieving £1500 per month and the tenants will be staying until the end of July 2026.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Guardian Road can be found to the west of Norwich close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets. You are close by to the Norwich Ring Road providing access to the University of East Anglia, Norfolk and Norwich University Hospital, Norwich School of Arts, Norwich International Airport with ease of access to the Longwater Retail Park, A47 southern bypass and with great public transport links to and from the City centre.

Accommodation Comprises

Front door to:

Entrance Hall

Door to bedroom, lounge and stairs to first floor.

Bedroom 14'8" x 12'11"

Double glazed window, radiator.

Lounge 13'1" x 10'11"

Double glazed window, radiator.

Kitchen 10'0" x 8'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, door to side.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom 14'0" x 13'2"

Double glazed window, radiator, door to en-suite.

Bedroom 13'1" x 10'11"

Double glazed window, radiator.

Bedroom 9'11" x 7'1"

Double glazed window, radiator.

Bathroom 7'1" x 6'9"

Panelled bath with shower over, low level WC, hand wash basin, frosted double glazed window.

Outside

Large driveway providing off road parking for 3 cars leading to a garage and an enclosed rear garden.

Local Authority

Norwich City Council, Tax Band B.

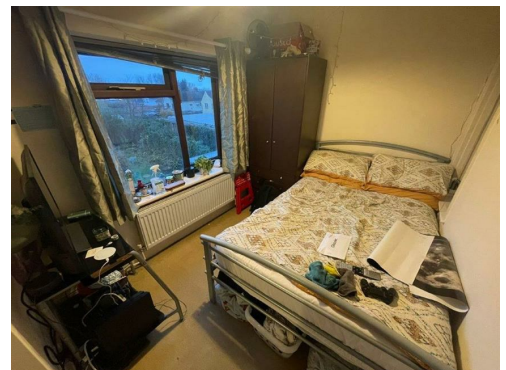
Tenure

Freehold


Utilities

Full fibre broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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